

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Visakhapatnam Metropolitan Region Development Authority - Proposal for Change of land use from Partly Residential, Partly Hill/Forest land use, Partly Public & Semi Public land use to Mixed land Use in Sy.No.16/P. 20/P of Yendada(V), Visakhapatnam Rural(M), Visakhapatnam District to an extent of Acs.46.84Cts (Or) 1,89,561.48 Sq. Mts applied by the A.P.Rajiv Swagruha Corporation Limited Rep., by the General Manager(Projects) – Draft variation –Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.127

Dated:12.10.2021

Read the following:-

1. G.O.Ms.No.11, Housing (HB-I) Dept., dated: 22.06.2013.
2. From the MC, VMRDA, Lr.Rc.No.11025(37)/135/2021, (e-1478918), dated: 14.08.2021.
3. Government Memo No.11411/I2/2011, MA&UD (I2) Department, dt: 30.06.2012.
4. Government Memo No.138400/H1/2016, MA&UD (H) Department, dt: 15.02.2017.
5. Government Memo.No.1486567/M1/2021, Dated:05.09.2021.
6. From the MC, VMRDA, Lr.Rc.No.11025(37)/135/2021, (e-1478918), dated: 04.10.2021.

ORDER:

The Draft Variation to the land use envisaged in the Zonal Development Plan and Master Plan of Visakhapatnam issued in the Government Memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.406, Dated:06.09.2021. In the letter 6th read above the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, no objections were received. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:12.10.2021.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

**Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

(P.T.O)

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To

The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam

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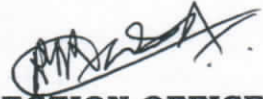
The Housing (HB-I) Dept., AP Secretariat

The applicant **through** the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.

The District Collector, Visakhapatnam District SC/SF.

// FORWARDED :: BY ORDER //


SECTION OFFICER

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, dated:30.06.2006, is proposed in exercise of the powers conferred by Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The site falling Sy.No.16/p & 20/p of Yendada (V), Visakhapatnam Rural Mandal, Visakhapatnam District, admeasuring an extent of Acs.46.84cts or 1,89,561.48 sq.mts. The boundaries of which are given in the schedule below which was earmarked for Partly Residential, Partly Hill/Forest land use, Partly Public & Semi Public land use zone in the sanctioned Master Plan of Visakhapatnam Metropolitan Region in G.O.Ms.No.345 MA&UD Department dated 30.06.2006 is now designated for Mixed land use which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions along with the following zoning regulations for **Mixed land use**.

Uses Permitted: All activities (except industries) permitted in Residential, Local Commercial, Central Commercial uses, Public & Semi Public use zone are permissible.

(Contd..3)

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1. Keeping in view the G.O.Ms.No.11 Housing (HB.1) Department, Dt.22.06.2013, the payment of Rs. 10,29,65,328/- towards processing fee for the CLU to be paid by the APRSCL is deferred for a period of five (5) years.
2. the title and Urban Land Ceiling/Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC, Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. the owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling clearances etc.
4. the owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH: Existing GITAM College and Existing 30 mts road.

EAST : Venkateswara Swamy Temple and Gayatri Vidhya Parishad College AP Study Circle.

SOUTH: NAVAL Firing Range, Pema Wellness Resort & Gayatri Engineering College.

WEST: Existing Residential buildings and others land in Sy.No.23 & 24 of Yendada (V), Visakhapatnam Rural (M), Visakhapatnam District.

// FORWARDED :: BY ORDER //


SECTION OFFICER